

Flat 7 Mumbles Bay  
Court, Blackpill,  
Swansea, SA3 5BS

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# Flat 7 Mumbles Bay Court, Blackpill, Swansea, SA3 5BS

Offers Over  
**£225,000**



This two-bedroom ground floor apartment, exclusively for those over 55, is situated in the highly sought-after Mumbles Bay Court in Blackpill and is offered for sale with no onward chain.

Perfectly positioned within walking distance of the scenic sea front promenade and the beautiful Clyne Gardens, the property offers a desirable combination of convenience and tranquility.

The accommodation comprises a welcoming hallway, a spacious lounge, a well-proportioned kitchen, a bathroom, and two bedrooms, with the master benefitting from its own en-suite. This appealing apartment presents an ideal opportunity for those seeking a relaxed and well-connected lifestyle in a popular coastal location.



### Entrance

Via a hardwood door into the hallway.

### Hallway

With a door to the airing cupboard. Door to the lounge. Doors to bedrooms. Door to bathroom. Wall-mounted electric storage heater.

### Lounge

22'10" x 10'11"

You have a wall-mounted electric storage heater. Feature fireplace housing an electric fire set on tiled hearth with wood surround. Set of doors to the kitchen and a double-glazed PVC door with double-glazed window to the communal garden.

### Lounge

### Kitchen

7'7" x 7'9"

You have a double-glazed window to the rear. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four-ring induction hob with extractor hood over. Integral oven and grill. Space for American-style fridge freezer.

### Kitchen

### Bathroom

5'6" x 6'11"

You have a well-appointed bathroom suite comprising; bath tub. WC. Wash hand basin. Tiled walls. Extractor fan.

### Bedroom One

16'11" x 9'3"

You have a double-glazed window to the rear. Wall-mounted electric storage heater. Door to en suite.

### Bedroom One

### En-Suite

5'11" x 6'3"

Well-appointed en suite comprising; large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Towel rail. Tiled walls. Extractor fan.



### Bedroom Two

13'9" x 9'5"

You have a double-glazed window to the rear and a wall-mounted electric storage heater.

### External

Beautiful lawned gardens and resident parking and visitor parking available.

### Grounds

### Grounds

### Another Aspect

### Aerial Aspect

### Aerial Aspect

### Aerial Aspect

### Services

Mains electric. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Council Tax Band

Council Tax Band - E

### Tenure


Leasehold (92 years left on the lease)

Ground Rent £578.60 PA.

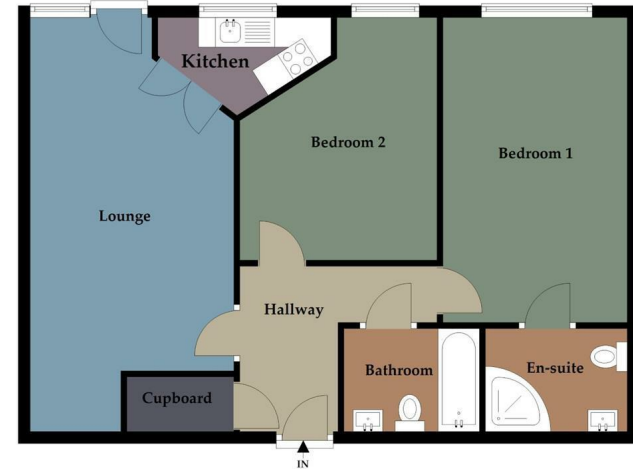
Service Charge ££3,875.66 PA.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

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Plan produced using PlanUp.